

Amendment No. 1 to SB0954

Gardenhire
Signature of Sponsor

AMEND Senate Bill No. 954

House Bill No. 674*

by deleting all language after the enacting clause and substituting:

SECTION 1. Tennessee Code Annotated, Title 66, Chapter 27, is amended by adding the following as a new part:

66-27-801.

As used in this part:

(1) "Gated subdivision" means a neighborhood of single family residential homes that has a security gate or barrier to block the entrance to the neighborhood from a public street; and

(2) "Homeowner's association" has the same meaning as defined in § 66-27-701.

66-27-802.

(a)

(1) On or before July 1, 2024, and every three (3) years thereafter, a homeowner's association of a gated subdivision must obtain a written assessment of the subdivision's security vulnerabilities.

(2) The written assessment required by this subsection (a) must be performed by an independent contractor reasonably qualified to perform security assessments, such as a private security firm or contractor, a retired law enforcement officer, or other qualified individual or firm. The written assessment must include recommended measures to remediate any vulnerabilities.

(b) Within thirty (30) days of receipt of the completed security assessment required by subsection (a), the homeowner's association shall provide each household in the subdivision with an unabridged copy of the written assessment. The copies of the written assessment may be delivered through the management company for the homeowner's association and may be delivered by electronic mail or regular mail delivery.

(c) Within seven (7) days of being made aware of any crime that has been committed or reported within the subdivision, the homeowner's association shall notify each household in the subdivision of the crime. The notification may be made through the management company for the homeowner's association and may be made by electronic mail.

(d) This section only applies to homeowner's associations of gated subdivisions in a county having a population of more than two hundred forty-seven thousand seven hundred (247,700), according to the 2020 federal census or any subsequent federal census.

SECTION 2. This act takes effect July 1, 2023, the public welfare requiring it.